

Meeting Minutes

Newport Historic District Commission

Tuesday, April 8, 2025

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members Present:

Deanna Amorello, Chair
Kelly Moran, Secretary
Jim Madson
Frank Balla
Ray Goddard
Bill Finlay

Members Absent:

Rosemary O'Brien, Vice Chair

Staff Present:

Jillian Chin, Preservation Planner
Peter Friedrichs, Assistant City Solicitor

III. APPROVAL OF MINUTES

March 11, 2025

IV. COMMUNICATIONS

V. ACTION ITEMS

VI. CONTINUED APPLICATIONS

C-1. Application #2024-June-015 of A1 Roofing and Construction LLC of **134-136 Spring Street**, Plat 24, Lot 163, *(Contributing)* for permission to add shutters to all windows. **(Continued to May 13, 2025 HDC Meeting at request of Applicant).**

C-2. Application #2024-Dec-011 of Shelley Mahood, Marie Mahood, Michael O'Connell of **73 Catherine Street**, Plat 23, Lot 098, *(Contributing)* for permission to construct wraparound porch on the north, west, and south elevations. *Architect Shawn Harris was present to represent the application. Exhibit A (exterior elevations) was submitted to the Commission and accepted. Motion was made to split the application into two parts; part 1 concerning the relocation of the front steps and part 2 concerning the enclosed porch plans, moved by Frank Balla, seconded by Kelly Moran, all in favor. Motion was made to continue part 2 of the application to the May 13, 2025 HDC meeting, moved by Frank Balla, seconded by Kelly Moran, all in favor. Motion was made to approve part 1 of the application, citing 17.80.060.A.1-7, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

C-3. Application#2024-Dec-012 of Cormick Lynch and Steven Formaro of **157 Prospect Hill Street**, Plat 28, Lot 155-2, *(Contributing)* for permission to add a second-story addition with dormers on the rear portion of the low-sloped roof. **(Continued to May 13, 2025 HDC Meeting at request of Applicant).**

C-4. Application #2025-Feb-004 of Maria C. Silva of **10 Ridge Road**, Plat 44, Lot 054, *(Non-Contributing)* for permission to replace balusters on north secondary entrance with balusters of a similar size and style. New balusters to be made of high-density polyurethane. *Motion was made to dismiss the application without prejudice, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

Meeting Minutes

Newport Historic District Commission

Tuesday, April 8, 2025

C-5. Application #2025-Feb-022 of Elijah Duckworth Schachter of **6 Greenough Place** Plat 22, Lot 027, (*Contributing*) for permission to demolish existing contributing carriage house/barn and construct new accessory dwelling unit in a carriage house-style. **(Continued to May 13, 2025 HDC Meeting at request of Applicant).**

C-6. Application #2025-Mar-004 of Annette Pelletier of **18 Barney Street** Plat 21, Lot 063-4, (*Contributing*) for permission to repair rafter tails, install 4 white cedar sidewall shingles, replace window sills, and repair or replace windows in side elevation. *Applicant Annette Pelletier was present to represent the application. Motion was made to continue the application to the May 13, 2025 HDC meeting, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

VII. NEW APPLICATIONS

N-1. Application #2025-Apr-011 of Andrea Panaggio of **44 Old Beach Road** Plat 26, Lot 080, (*Non-Contributing*) for permission to remove a door, window, and the wall beneath previously mentioned window on north side of the house and install new door in their place. *Applicant Andrea Panaggio was present to represent the application. Motion was made to approve the application on the condition that the door material be upgraded to an A-series fiberglass door to be approved by the Preservation Planner, citing 17.80.060.B.1-2, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

N-2. Application #2025-Apr-012 of Eastern Estates, LLC. of **580 Bellevue Avenue** Plat 37, Lot 013, (*Non-Contributing*) for permission to construct a new in-ground pool. *Summary. Motion was made to approve the application, citing 17.80.060.B.1-2, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

N-3. Application #2025-Apr-014 of Brett D. Davenport of **11 Oakwood Terrace** Plat 26, Lot 076, (*Non-Contributing*) for permission to install new rear stair from existing roof deck down to grade with storage area below; construct new second-floor addition above existing garage with connector to existing second floor; install new garage door; install skylight on rear side of new connector. *Architect Spencer McComb was present to represent the application. Motion was made to approve the application, citing 17.80.060.B.1-2, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

N-4. Application #2025-Apr-015 of KBC Realty, LLC. & MC2 Realty, LLC. of **29-31 Pelham Street** Plat 27, Lot 006 (*Contributing*) for permission to install solar system on flat roof. *Summary. Motion was made to approve the application, citing 17.80.060.A.1-7, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

N-5. Application #2025-Apr-017 of Newport Restoration Foundation of **21 Green Street** Plat 27, Lot 209, (*Contributing*) for permission to add custom copper chimney cap. *Summary. Motion was made to approve the application, citing 17.80.060.A.1-7, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

N-6. Application #2025-Apr-019 of Clemens Teufel of **46 Everett Street** Plat 22, Lot 019, (*Contributing*) Applicant is requesting permission to replace existing balustrade with a period appropriate flat-sawn balustrade and replace decking with an alternative decking material. *Architect Russell Belanger was present to represent the application. Motion was made to split the application into two parts, part 1 concerning the decking and part 2 concerning the balustrade, moved by Frank Balla, seconded by Kelly Moran, all in favor. Motion was made to continue part 2 to the May 13, 2025 HDC meeting, moved by Frank Balla, seconded by Kelly Moran, all in favor. Motion was made to approve*

Meeting Minutes

Newport Historic District Commission

Tuesday, April 8, 2025

part 1 of the application citing 17.80.060.A.1-7, on the condition that decking be installed with a border detail vs. exposed raw edge, moved by Frank Balla, seconded by Kelly Moran, all in favor.

VIII. NEW BUSINESS

Discussion and Vote on Draft Guidance- Windows, Doors, & Skylights. *Motion was made to approve Draft Guidance – Windows, Doors, & Skylights, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

IX. ADJOURNMENT

Meeting was adjourned at 7:54 pm.